



Condition Analysis

3 CONDITION ANALYSIS

This chapter summarizes conditions and needs on the various elementary and middle school campuses at the time of the 2010 SFIP, projects that have been completed since the passage of Measure G, and significant actions which remain uncompleted from the 2010 SFIP and/or which have been highlighted as key facility-related needs that need to be addressed in the future.

The 2010 SFIP Conditions and Needs Analysis involved the following technical consultants:

- Architecture: Artik (formerly known as Bill Gould Design)
- Structural: Hohbach-Lewin, Inc.
- Mechanical/Plumbing/Electrical/Technology: Alfa Tech Consulting Engineers
- Cost Analysis: TBD Consultants

Input on current facility conditions and deficiencies was provided to the Planning Team by the District’s directors of MOT and Technology, its school principals, and Greystone West.

Table 3-1 summarizes major actions that have been completed since Measure G was passed as well as major actions which remain outstanding.

With the exception of the three new elementary school campuses (Castro, Stevenson, Vargas), existing school campuses were initially constructed between 1947 and 1959, over 60 years ago.

Continued reinvestment in existing schools are required to ensure that school facilities can fulfill the District’s priorities and address the community’s needs over time. Current priorities, such as energy efficiency and safety, are discussed in Chapter 4.

Additional facilities information which was provided by the District to the Planning Team included a 2018 Roof Assessment of existing school campuses by Western Roofing Service (see Appendix D) and a proposed district-wide solar project in 2019 by ENGIE.

3.1 Elementary School Campuses

As a result of the work since Measure G was passed, almost all buildings on existing elementary school campuses have been modernized, with critical regulatory code deficiencies addressed (e.g., ADA, structural, electrical, fire protection/life safety). However, much of the underlying utilities and infrastructure were not addressed within this period.

3.1.1 Bubb Elementary School

Bubb Elementary School is situated on a 9.66 acre site with frontage onto Hans Avenue and Barbara Avenue. The school shares a boundary with Bubb Park and was originally constructed in 1953.

Since 2012, the District has completed modernization of all existing buildings, including administrative offices, classrooms, library, and the construction of a new multi-use room (MUR).

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns that have been addressed with the recently completed projects, including:

- Inadequate and poorly configured MUR and library
- Accessibility deficiencies at buildings and restrooms
- Seismic vulnerabilities of existing classroom buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades
- Technology upgrade in classrooms
- Accessibility upgrades at building entrances and in restrooms
- Addition of a soft-shell shade structure (fabric roof)
- Partial replacement of drinking fountains
- Structural upgrades of classroom buildings



Table 3-1: Existing School Campuses/Condition Summary

	Year Built	Year Upgrade	Capital Projects (Measure G, 2010 SFIP)	Major Actions not Completed
ELEMENTARY SCHOOL CAMPUSES				
Bubb Elementary School (2017-2018)	1953	2017-2018	Phase 0: Install Temporary Classrooms (8) Phase 1: New MUR Phase 2: Modernize Bldgs. 1-6 (Admin/Classrooms/Library)	HVAC, Roofs, Playgrounds, Windows, Paving
Castro Elementary School	2017	-	Phase 1: Install Temporary Classrooms (20) Phase 2: New Bldgs. A, B, C (Admin/Classrooms); F, G (MUR/Library) - Shared w/Mistral E.S.	Flex Rooms, Staff Parking, Shade Structure, Storage, 2nd Level Covered Walkway
Huff Elementary School	1958	2017-2018	Phase 0: Install Temporary Classrooms (6) Phase 1: New MUR Phase 2: Modernize Bldgs. 1-6 (Admin/Classrooms/Library)	HVAC, Shade Structure, Roofs, Playgrounds, Windows, Paving
Landels Elementary School	1959	2017-2018	Phase 0: Install Temporary Classrooms (10) Phase 1: New MUR Phase 2: Modernize Bldgs. 1-6 (Admin/Classrooms/Library)	HVAC, Shade Structure, Roofs, Playgrounds, Windows, Paving
Mistral Elementary School	1947	2017-2018	Phase 1: Install Temporary Classrooms (20) Phase 2: New Bldgs. F, G (MUR/Library) - Shared w/ Castro E.S. Phase 3: Modernize Bldgs. H, J, K, L (Classrooms) Phase 4: New Bldg. M (K-Classroom), Modernize Bldg. P (Classrooms)	Bldg. N Modernization (Admin), HVAC, Shade Structure, Roofs, Windows
Monta Loma Elementary School	1955	2016-2017	Phase 0: Install Temporary Classrooms (2) Phase 1: Bldg. K Modernization/Addition (MUR) Phase 2: Modernize Bldgs. A, B, C, F, G, H, L, N, P (Classrooms) Phase 3: Modernize Bldgs. D & E (Admin, Staff), Reroof bldgs. A-C/F-H/L/N/P	HVAC, Shade Structure, Playgrounds, Windows, Paving, Bldg. L Modernization (Library), Plumbing (Site)
Stevenson Elementary School	2018	-	Phase 0: Install Temporary Classrooms (14) & Temp District Office (11) Phase 1: New Bldgs. A, B, C, D, F, G (Admin/Classrooms/MUR), Modernize Bldg. E (Library)	Landscaping, Shade Structure, Storage
Theuerkauf Elementary School	1952	2018-2019	Phase 1: Increment 1: Modernize Bldgs. A, C, D, E, F, G, P (Admin/Classrooms) Phase 1: Increment 2: Bldg. B Modernization/Addition (MUR)	HVAC, Bldg. H Modernization (Library), Plumbing (Site), Shade Structure
Vargas Elementary School	2019	-	Phase 1: New Bldgs. A, B, D (Admin/Library/K-Classroom) Phase 2: New Bldg. E (2-Story Classrooms) Phase 3: New Bldg. C (MUR)	Landscaping, Shade Structure, Storage
MIDDLE SCHOOL CAMPUSES				
Crittenden Middle School	1948	2014-2016	Phase 1: Modernize Bldgs. 100, 200, 300, 500, 700, 900 (Classrooms) Phase 2: New Bldg. 400 (2-Story Innovation Center/Library/Classrooms) Phase 3: New Bldg. 600 (Auditorium) Phase X: Modernize District Kitchen (Bldg. 800)	Modernization of Bldgs. 800 (MUR), 1000 (Locker Rooms), 1100 (Gym); Shade Structure
Graham Middle School	1957	2014-2016	Phase 1: Modernize Bldgs. 2, 3, 4, 5, 6, 7, 8, 9, 11, 13 (Admin/Classrooms) Phase 1.5: New Bldg. 14 (2-Story Innovation Center/Classrooms) Phase 2: Modernize Bldgs. 1, 12, 17 (Library/MUR/Kitchen) Phase 3: New Auditorium (Bldg. 7b) & Frontage/Driveway Improvements Phase 4: Modernize Courtyard (@ Bldg. 7)	Landscaping, Shade Structure

Note: Building letter and number references can be found in the campus maps in Appendix A.



Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/heating, ventilation and air conditioning systems (HVAC) which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Site lighting in parking areas and other shared use areas of campus
- Resurface walkways and play areas to minimize trip hazards
- Replace playground equipment
- Walking trails along the perimeter of the playfield
- Improve energy efficiency, including solar
- Replace existing windows
- Network-based video safety system to monitor outdoor areas of campus
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- A perimeter fence around the entire school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Solar arrays to improve energy efficiency

3.1.2 Castro Elementary School

Castro Elementary School shares a 9.25 acre campus with Mistral Elementary School, the Latham Street Preschool (MVWSD) and Castro Park. The school has frontage onto Toft Street with additional pedestrian access through Castro Park to Latham Street and through Mistral to Escuela Avenue. The school was constructed in 2018.

Since 2012, the District completed the construction of five new buildings that comprise the school's administrative offices (Bldg. A), classrooms (Bldgs. B & C), MUR (Bldg. F) and library (Bldg. G). The school shares use of the library and MUR with Mistral Elementary School.

Uncompleted Projects/Future Needs

There remain functional and facility deficiencies within the recently completed school, including:

- Need for flex classrooms
- Need for storage facilities for classrooms, general school purposes, and P.E.
- Shade Structure
- Facilities for part-time staff/counselors
- A long-term site for staff parking (currently in areas designated for future classrooms)
- A perimeter fence around the school campus with access control gates that can be secured during school hours, especially at Castro Park/Latham Street
- Expanded play facilities to support the combined enrollment of two schools
- Solar arrays to improve energy efficiency

3.1.3 Huff Elementary School

Huff Elementary School is situated on a 10.93 acre site with frontage onto Martens Avenue. The school has additional pedestrian access through its playfield to Carol Avenue and Woodleaf Way, and was originally constructed in 1958.

Since 2012, the District has completed modernization of all existing buildings, including administrative offices, classrooms, library, and the construction of a new MUR.

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns that have been addressed with the recently completed projects, including:

- Inadequate and poorly configured MUR and library
- Accessibility deficiencies at buildings and restrooms
- Seismic vulnerabilities of existing classroom buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades
- Technology upgrade in classrooms



- Accessibility upgrades at building entrances and in restrooms
- Partial replacement of drinking fountains
- Structural upgrades at classroom buildings

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Site lighting in parking areas and other shared use areas of campus
- Resurface walkways and play areas to minimize trip hazards
- Replace playground equipment
- Shade Structure
- Improve energy efficiency, including solar
- Network-based video safety system to monitor outdoor areas of campus
- Replace existing windows
- Evaluate and replace existing sanitary sewer, storm drain and water lines

- A perimeter fence around the entire school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Solar arrays to improve energy efficiency

3.1.4 Landels Elementary School

Landels Elementary School is situated on a 10.16 acre site with frontage onto West Dana Avenue. The school shares a boundary with the Stevens Creek Trail, and was originally constructed in 1959.

Since 2012, the District has completed modernization of all existing buildings, including administrative offices, classrooms, library, and the construction of a new MUR.

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns which have been addressed with the recently completed projects, including:

- Inadequate and poorly configured MUR and library
- Accessibility deficiencies at buildings and restrooms
- Seismic vulnerabilities of existing classroom buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades
- Technology upgrade in classrooms
- Accessibility upgrades at building entrances and in restrooms
- Partial replacement of drinking fountains
- Structural upgrades at classroom buildings

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Site lighting in parking areas and other shared use areas of campus
- Resurface walkways and play areas to minimize trip hazards
- Replace playground equipment
- Shade Structure
- Walking trails along the perimeter of the playfield
- Improve energy efficiency, including solar



- Network-based video safety system to monitor outdoor areas of campus
- Replace existing windows
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- A perimeter fence around the school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Solar arrays to improve energy efficiency

3.1.5 Mistral Elementary School

Mistral Elementary School shares a 9.25 acre campus with Castro Elementary School, the Latham Street Preschool (MVWSD) and Castro Park. The school has frontage onto Escuela Avenue with additional pedestrian access through Castro Park to Latham Street and Toft Street. The school was originally constructed in 1947.

Since 2012, the District has completed modernization of existing classroom buildings, and construction of new library and MUR buildings (both of which are shared with Castro Elementary School).

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns which have been addressed with the recently completed projects, including:

- Poorly configured and undersized MUR
- Poorly configured and undersized K classrooms

- Accessibility deficiencies of restrooms
- Poorly configured and undersized pickup/dropoff/parking area
- Inadequate site lighting in parking areas
- Seismic vulnerabilities of existing classroom buildings
- Obsolete building and fire alarm systems
- Lack of capacity to accommodate neighborhood students

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades
- Technology upgrade in classrooms
- Accessibility upgrades at building entrances and in restrooms
- Frontage improvements including reconfiguring and expanding pickup/dropoff/parking capacity
- Repaving hard-court playground areas
- Structural upgrades at classroom buildings
- Replace existing drinking fountains

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Bldg. N Modernization (Admin)
- Improve energy efficiency, including solar
- Shade Structure
- Replace existing windows
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- A perimeter fence around the school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Solar arrays to improve energy efficiency

3.1.6 Monta Loma Elementary School

Monta Loma Elementary School is situated on a 10.28 acre site with frontage onto Thompson Avenue and additional pedestrian access through its rear boundary to Anna Avenue and through Monta Loma Park to Lane Avenue. The school shares use of Monta Loma Park with the City and was originally constructed in 1955.



Since 2012, the District has completed modernization of all existing buildings, including administrative offices, classrooms, library, and expansion of its MUR.

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns which have been addressed with the recently completed projects, including:

- Undersized MUR
- Line of sight/supervision of multiple outdoor spaces
- Accessibility deficiencies of restrooms
- Seismic vulnerabilities of existing staff buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades
- Technology upgrade in classrooms
- Accessibility upgrades of restrooms
- Replace drinking fountains
- Reroof existing buildings

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Site lighting in parking areas and other shared use areas of campus
- Resurface walkways and play areas to minimize trip hazards
- Resurface parking lots
- Replace playground equipment
- Shade Structure adjacent to the MUR
- Bldg. M modernization (Library)
- Improve energy efficiency, including solar
- Network-based video safety system to monitor outdoor areas of campus
- Replace existing windows
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- A perimeter fence around the entire school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Consolidation of smaller classroom buildings into one- and two-story buildings to improve site

efficiency and line of sight/supervision of outdoor spaces

- Solar arrays to improve energy efficiency

3.1.7 Stevenson Elementary School

Stevenson Elementary School shares a 16.96 acre property with Theuerkauf Elementary School, the District Office, a future preschool and Stevenson Park. The school has frontage onto San Pierre Way with additional pedestrian access through Stevenson Park to Montecito Avenue. The campus was constructed in 2018.

Since 2012, the District modernized one building for a new library (Bldg. E) and completed construction of six new buildings that comprise the school's administrative offices (Bldg. G), classrooms (Bldgs. A, B, C, D), and MUR (Bldg. F).

Uncompleted Projects/Future Needs

There remain functional and facility deficiencies within the recently completed school, including:

- Need for storage facilities for classrooms, general school purposes, and P.E.
- Shade Structure
- Landscaping
- A perimeter fence around the school campus with access control gates that can be secured during school hours, especially at Stevenson Park
- Solar arrays to improve energy efficiency



3.1.8 Theuerkauf Elementary School

Theuerkauf Elementary School shares a 16.96 acre property with Stevenson Elementary School, the District Office, a future preschool and Stevenson Park. The school has frontage onto San Luis Avenue and additional pedestrian access through Stevenson Park and a small adjoining City park to Montecito Avenue and San Pierre Way. The campus was originally constructed in 1952.

Since 2012, the District has completed modernization of all existing buildings, including administrative offices, classrooms, library, as well as an expansion of the MUR.

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns which have been addressed with the recently completed projects, including:

- Undersized MUR
- Accessibility non-compliance of buildings
- Need for additional Admin support spaces
- Seismic vulnerabilities of several buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades

- Technology upgrade in classrooms
- Accessibility upgrades at building entrances
- Replacement of drinking fountains
- Structural upgrades at classroom buildings

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Resurface walkways and play areas to minimize trip hazards
- Replace playground equipment
- Add drinking fountains
- Improve energy efficiency, including solar
- Network-based video safety system to monitor outdoor areas of campus
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- Electrical system upgrade to expand capacity
- A perimeter fence around the entire school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Solar arrays to improve energy efficiency

3.1.9 Vargas Elementary School

Vargas Elementary School occupies an approximate 4.7-acre portion of a 8.84-acre campus which it shares with the former Slater School site (currently leased to a Google Children's Center). The school has frontage onto North Whisman Road and was constructed in 2019.

Since 2012, the District completed the construction of five new buildings that comprise the school's administrative offices (Bldg. A), library (Bldg. B), MUR (Bldg. C), and classrooms (Bldgs. D & E). The school's playfields are currently under construction.

Uncompleted Projects/Future Needs

There remain functional and facility deficiencies within the recently completed school, including:

- Need for storage facilities for classrooms, general school purposes, and P.E.
- Shade Structure
- Solar arrays to improve energy efficiency



3.2 Middle School Campuses

Major actions that have been completed on the District's two middle school campuses (Crittenden and Graham) since Measure G was passed are listed in Table 3-1. Both middle school campuses were initially constructed over 60 years ago.

Since 2012, all administrative office and classroom buildings on the two campuses have been modernized, with critical regulatory code deficiencies addressed (e.g., ADA, structural, electrical, fire protection/life safety). Both schools also completed construction of new auditoriums and innovation centers/classroom buildings.

Several shared use and physical education buildings at Crittenden have not been modernized and much of the underlying utilities and infrastructure on both campuses were not addressed within this period.

Both schools share use of recreation facilities with the City, including the Mountain View Sports Pavilion on the Graham campus and Whisman Sports Center on the Crittenden campus.

While both campuses are adequately sized to meet enrollment capacity for their respective communities, both schools have potentially significant configuration deficiencies that may affect their capacity to meet District priorities, including growth and safety.

3.2.1 Crittenden Middle School

Crittenden Middle School is situated on a 18.27 acre campus, with frontages onto both Rock Street and West Middlefield Road. The publicly accessible Permanente Creek runs along the western boundary of the campus, which was originally constructed in 1948.

Since 2012, the District has completed modernization of all existing administrative office and classroom buildings as well as construction of a new auditorium and innovation center/library. As part of the innovation center/library project, the project also included seven new classrooms to increase capacity at the school.

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns which have been addressed with the recently completed projects, including:

- Accessibility deficiencies throughout site (e.g., restrooms, drinking fountains, building entrances, stage lifts)
- Inadequate performing arts space
- Seismic vulnerabilities of several buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency

management, fire alarm, lighting, and building management system upgrades

- Technology upgrade in classrooms
- Accessibility upgrades at building entrances
- New athletic playfield
- Repave hard-court play areas
- Replace drinking fountains
- Structural upgrades at classroom buildings

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Undersized MUR
- Improve energy efficiency, including solar
- Network-based video safety system to monitor outdoor areas of campus
- Upgrades to an existing 2-story classroom building to address acoustical deficiencies of the second floor
- Shade Structure
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- Electrical system upgrade to expand capacity
- A perimeter fence around the entire school



campus with access control gates that can be secured during school hours

- Upgrade technology network cabling (fiber optic and copper)
- Solar arrays to improve energy efficiency
- Gas system upgrade (shutoff valve/vacuum breaker)
- Modernize restrooms
- New Locker Rooms

Configuration Deficiencies/Opportunities

Crittenden has two public road frontages. Its official primary entrance is on a local residential-scaled road, Rock Street, and its secondary entrance is from a main regional arterial road, West Middlefield Road.

The school's administrative offices are situated along, and oriented to Rock Street, where there is a small pickup/dropoff lane and limited on-street angled parking for visitors and staff.

Access to Rock Street from the area's regional roads requires a circuitous route through existing residential neighborhoods, whereas access to West Middlefield Road is relatively direct from the areas major travel corridors (e.g., Shoreline Blvd., Rengstorff Ave. Middlefield Road, etc.).

The West Middlefield Road entrance is much more visible and easily accessible. It features a large parking area and curbside pickup/dropoff areas, which are more popularly used by students and parents than the Rock Street entrance.

The West Middlefield Road entrance is neither supervised nor controlled since it is on the opposite side of the campus from the school's administration and there are no fences or gates to secure the entrance.

This represents a significant safety concern and threat to the school.

An existing MOT transportation yard and the school's locker rooms (Bldg. 1000) share frontage onto the Middlefield Road pickup/dropoff and parking area.

This represents a potential opportunity since the Locker Room building is slated to be replaced and the MOT transportation yard is not locationally dependent on being collocated with the school. Furthermore, the nearby MUR building (Bldg. 800) is slated to be modernized.

The combined area of the MOT yard and Bldgs. 800/1000 represent a potential redevelopment site which could easily reorient the campus by placing the school's more public functions, such as the administrative offices at this location facing West Middlefield Road.

3.2.2 Graham Middle School

Graham Middle School is situated on a 16.87 acre campus with frontage onto Castro Street, near its intersection with Miramonte Avenue. Secondary access to the rear of the campus is available from Lane Avenue, a local residential road. The campus was originally constructed in 1957.

Since 2012, the District has completed modernization of all existing buildings and constructed a new auditorium and innovation center/classroom building.

It also converted a former shade structure into a new MUR and consolidated administrative functions into the larger, former library building (converting the the former admin building into the school library).

SFIP Conditions & Needs Analysis

The 2010 SFIP highlighted a number of concerns which have been addressed with the recently completed projects, including:

- Undersized MUR
- Scattered administrative functions and an undersized administration building
- Accessibility deficiencies throughout site (e.g., restrooms, building entrances, locker/gym)
- Inadequate performing arts space
- Seismic vulnerabilities of several buildings, including classroom and library buildings
- Obsolete building and fire alarm systems

Completed SFIP Actions

As part of the modernization of the campus, the following actions identified in the 2010 SFIP were completed:

- Campus-wide security, emergency management, fire alarm, lighting, and building management system upgrades



- Technology upgrade in classrooms
- Accessibility upgrades at building entrances
- New athletic playfield
- Repave hard-court play areas
- Replace drinking fountains
- Upgrade site lighting
- Structural upgrades at classroom buildings

Uncompleted Projects/Future Needs

The following projects are either listed within the SFIP and have not been completed (and remain a priority) or have been highlighted as projects needing to be completed in the near future:

- Replace existing mechanical/HVAC systems which have reached the end of their service life
- Reconfigure frontage areas to expand capacity for pickup/dropoff/parking and improve safety
- Undersized MUR
- Improve energy efficiency, including solar
- Network-based video safety system to monitor outdoor areas of campus
- Upgrades to an existing 2-story classroom building to address acoustical deficiencies of the second floor
- Shade Structure
- Evaluate and replace existing sanitary sewer, storm drain and water lines
- Landscape in interior courtyard areas
- Electrical system upgrade to expand capacity

- A perimeter fence around the entire school campus with access control gates that can be secured during school hours
- Upgrade technology network cabling (fiber optic and copper)
- Modernize kitchen/servery
- Solar arrays to improve energy efficiency

Configuration Deficiencies/Opportunities

The rear portion of the Graham campus is accessible primarily from Lane Avenue, a small local residential road with indirect access to the area's major arterial roads.

The rear portion of Graham's campus houses several functions which require frequent access, including a District preschool, the District MOT's base yard, and the school's kitchen and MUR. The latter two also require frequent access by oversized vehicles/trucks.

While this area is also accessible via a driveway leading to the northwest corner of the site at Castro Street, this route is routinely blocked throughout the school day by a set of barrier gates which create a safe, controlled pedestrian route across the driveway (leading from the school to pedestrian crossings north of campus along Castro Street). The gates are in a closed position throughout the school day.

Lane Avenue is used as an alternative pickup/dropoff location for students and parents, but does not have any turnaround areas except within the school's parking lot. As a result, the Lane Avenue entrance is severely congested from the combined traffic of all four activities (e.g., student arrivals, preschool

pickup/dropoff, MOT, kitchen), severely curtailing MOT's ability to access its facilities in the morning.

In addition, the MUR is typically a shared gathering facility that is often used by the school and the community after hours, but is situated at the rear of the campus. This requires visitors to travel through the school campus after school hours to access the facility.

One other significant deficiency in the configuration of the campus is the lack of a central open or gathering space which can serve as the common center to the campus. This is due to the tight, in-line configuration of school buildings at the center of the campus.

Since neither the MOT base yard nor the District's preschool are locationally dependent on being collocated with the school, there may be opportunities to reconfigure the school campus to enable the following:

- Relocate more community-oriented shared use facilities, such as the MUR closer to the front of the school.
- Locate functions which require service access in more accessible areas of the campus near Castro Street.
- Create open gathering areas at the center of the campus, and collocate student-oriented facilities, such as the library near the center of campus.
- Increase capacity and site efficiencies redeveloping with two-story classrooms buildings.



3.3 Other District Properties

The District's other three campuses are currently leased to others for private, non-District educational programs.

3.3.1 Cooper School Site

The 9.5-acre Cooper School site is presently leased to Action Day Primary Plus (preschool) and was initially constructed in 1962. Action Day began its lease in 1981 and is presently on a 3-year term which expires in 2021.

The site has frontage onto Eunice Avenue and abuts Cooper Park, through which secondary pedestrian access is available to Chelsey Avenue and Swanson Way. The Cooper School site is within Huff Elementary School's neighborhood boundary.

The site contains three site-built buildings containing seven classrooms, administrative offices, and accessory support facilities, and a parking lot with 36 stalls. All seven classrooms are between 860 sf and 950 sf, or below the State's minimum size standard for classrooms (i.e., 960 sf). No significant modernization of campus facilities has occurred since the original campus was established.

The site enjoys relatively direct access to Grant Road, via Eunice Avenue, a major north-south thoroughfare through the City that connects to El Camino Real.

The existing site is significantly underutilized (i.e., site density of 0.7 classrooms/acre, well below District's average of 2-to-4 classrooms/acre) and is non-conforming with current State classroom standards.

Long-term reuse of the site should consider complete redevelopment of the site, including demolition of existing structures.

3.3.2 Slater School Site

The Slater School campus is presently leased to Google Children's Center (infant/toddler and preschool) and occupies an approximate 4.2-acre portion of a 8.84-acre campus that it shares with the recently completed Vargas Elementary School. It has frontage onto Gladys Avenue and North Whisman Road.

The Slater School site is within Vargas Elementary School's neighborhood boundary.

The site contains seven site-built buildings and 2 modular buildings, containing a total of 21 classrooms.

Google began its lease in 2006 and is presently on a 10-year term which expires in 2018.

Google has made significant capital improvements to both facilities and the site. The most recent modernization of the campus' buildings occurred in 2007, though it is understood that the improvements were approved through the City and not through the State's Division of the State Architect (DSA).

Modernization or redevelopment of the site may be options available when the site is returned to the District.

3.3.3 Whisman School Site

The approximate 10.85-acre Whisman School campus is presently leased to the German International School of Silicon Valley (GISSV) and Yung Chang International School (YCIS). The campus has frontage onto Easy Street, and abuts the Stevens Creek and is accessible from the creek trail. The campus was originally constructed in 1960.

The Whisman School site is within Vargas Elementary School's neighborhood boundary. The site is easily accessible to the Middlefield Road corridor from Easy Street.

The site contains eight buildings and large number of portables, containing a total of 39 classrooms.

GISSV began its lease in 2002 and is presently on a 20-year term which expires in 2030. GISSV and YCIS has maintained the facilities throughout its term on campus.

Modernization or redevelopment of the site may be options available when the site is returned to the District.



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